

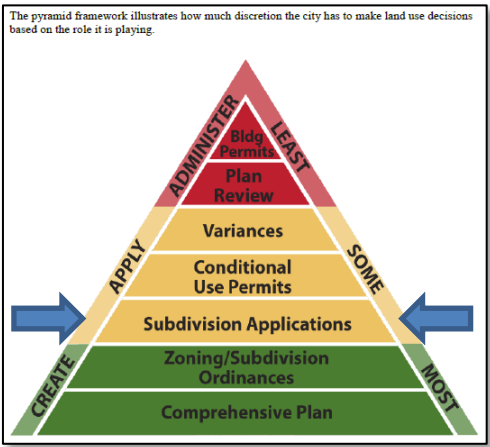
**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

| | | | |
|----------------------------|---|------------------------|---|
| DATE | 7/27/2017 | PROJECT ADDRESS | SE CORNER OF 143 RD AND JASPAR |
| PROJECT. TITLE | 17-127: BUNKER LAKE INDUSTRIAL PARK ADDITION PRELIMINARY PLAT | | |
| ESCROW # | | | |
| DEPARTMENT: | Community Development: Planning Division (Comprehensive Plan and Zoning Code) | | |
| TECHNICAL REVIEWER: | Name: Eric Zweber, Planning Consultant Phone: (763)762-2837 Email: ezweber@wsbeng.com | | |

General: The purpose of this file is to review a Preliminary Plat for Bunker Lake Industrial Park Addition located on the southeast corner of Puma Street NW and Bunker Lake Blvd and east of the HWY-10 Ramsey industrial park. The Developer, PSD, LLC, has proposed a five lot subdivision with two buildable lots for the proposed buildings and three outlots. The Property has been formerly used as a gravel mine/borrow pit.

This case is being reviewed per and [Chapter 117, Article III](#) entitled Subdivisions.

Comprehensive Plan/Zoning: On February 14, the City Council approved a Comprehensive Plan amendment (CPA) to guide the Property for Business Park. The Property is currently zoned for B-2: Business District and its anticipated that the developer will request a rezoning to E-1: Employment with the Final Plat and Site Plan application. For purposes of this technical review, the Property is assumed to receive the rezoning approval to E-1: Employment. Both districts call for industrial development such as warehousing, offices, showrooms, manufacturing, and light or heavy industrial that provides good paying jobs, high quality development, and opportunities for the growth of existing businesses. The proposed subdivision is consistent with the Business Park Comprehensive Plan guidance and the E-2: Employment zoning district.



Dimensional Standards for the E-1 Employment District: The following standards apply to subdivisions in the E-2 Employment District. Lot 1 has a lot size of 4.442 acres and a lot wide of 463.4 feet. Lot 2 has a lot size of 4.512 acres and a lot width of 503.3 feet. It appears that the subdivision meets all applicable dimensional standards. The setback, height, and lot coverage requirements will be evaluated with the Site Plan review.

| Standard | Requirement |
|----------------------------|-------------|
| Minimum Lot Size | 1 Acre |
| Minimum Lot Width | 200 feet |
| Minimum Lot Depth | NA |
| Minimum Front Yard Setback | 35 feet |
| Minimum Rear Yard Setback | 35 feet |
| Minimum Side Yard Setback | 20 feet |
| Building Height | 65 feet |
| Maximum Lot Coverage | 45 percent |

Streets/Access. Two new streets are proposed as part of the subdivision: Jackal Street NW and 147th Lane NW. Jackal Street will run roughly north to south and will connect the existing Bunker Lake Blvd with the proposed 147th Lane NW. 147th Lane will run roughly in a east to west direction and run roughly parallel and about 450 feet south of Bunker Lake Road. All access for the two buildable lots will be gained from 147th Lane NW. The proposed streets are satisfactory to staff.

The Preliminary Plat is requesting a vacation of Puma Street NW. The Comprehensive Plan does not illustrate the extension of Puma Street beyond the existing railroad track and does not show an intersection with MN Highway 10. Therefore, staff supports the requested vacation. The vacation of Puma Avenue will require a public hearing at the City Council meeting approving the Final Plat.

Utilities/Wells. All new lots created by this subdivision will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the Preliminary Plat, but no drainage and utility easements are shown on Preliminary Plat. Standard drainage and utility shall be dedicated on Lot 1 and Lot 2 of Bunker Lake Industrial Park and over the entirety of the stormwater pond being constructed on Outlot C.

The grading plan shows a ditch being constructed to the west of the cul-de-sac for 147th Lane, then running north to Bunker Lake Blvd and the turning east and running through a culvert under the new Jackal Street (end of Outlot B) and onto the northeast corner of Outlot A and into the culverts under Bunker Lake Blvd. A drainage and utility should be dedicated over this drainage ditch. All other easements for the Outlots will be taken prior to building on the lots, at the time of re-subdivision.

Development Fees. The Developer will be required to pay development fees consistent with the City’s approved schedule of Rates and Charges.

| <u>Fee</u> | <u>Amount</u> | <u># of Acres</u> | <u>Total</u> |
|------------------------|---------------|-------------------|--------------|
| Park Dedication | \$3,966/acre | 12.10 | \$47,988.60 |
| Trail Development | \$1,090/acre | 12.10 | \$13,189.00 |
| Water Trunk | \$6,131/acre | 12.10 | \$74,185.10 |
| Water Lateral | \$6,454/acre | 12.10 | \$78,093.40 |
| Sanitary Sewer Trunk | \$3,391/acre | 12.10 | \$41,031.10 |
| Sanitary Sewer Lateral | \$3,411/acre | 12.10 | \$41,273.10 |
| Stormwater Management | \$4,577/acre | 12.10 | \$55,381.70 |

Sidewalks/Trail. No sidewalk or trail is proposed along Jackal Street or 147th Lane as part of this subdivision. There is a sidewalk located on the north side of Bunker Lake Blvd. No other sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI). The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

Tree Preservation Plan. There has been a tree preservation plan submitted as part of the review of this preliminary plat. There are 1,145 trees (6,741 inches) of trees that will be removed as a part of this development. The trees are predominately pine, with a number of spruce, juniper, and cottonwood, along a few cherry and oak trees. This removal will require the replacement by installing about 1,011 trees (2,528 inches) of trees. The two buildable lots are about 30% of the total site, so the expectation of installing about 30% of the replacement trees (304 trees/760 inches) would be a reasonable expectation. The provided landscape plan includes 173 trees, which will need to meet the landscaping requirement as well. An deficiency in tree replacement should be addressed through a payment to the Community Forestry Fund.

Landscaping. The city code requires that a minimum of 120 trees and 400 shrubs be provided on the two buildable lots of the site being developed. It appears that the landscaping plan has met the requirements for landscaping on the site to be developed, leaving 53 tree available to be used for tree replacement. The landscaping plan is showing trees in abundance along the perimeter of the parking areas and is adequately providing shade and visual relief to the parking areas.

Trees shall be installed with the first set of primary roots at finished grade level, shall include a two (2) to four (4) inch layer of mulch to the dripline of the tree (and not be piled against the tree trunk), and shall have the upper 1/3 of the burlap and twine/wire removed if using balled and burlap stock. Minimum planting sizes must be 2.5 inches in diameter for deciduous trees and 6 feet in height for coniferous trees.

Topsoil. Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on each lot to limit the quantity of topsoil required. A topsoil inspection is required *prior* to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Lighting. Currently, the Preliminary Plat does not propose any new streetlighting. Cobra-style street lighting shall be included in the Site Plan and Final Plat.

Building Elevations. Building elevations shall be submitted with Site Plan review.

Parking/loading areas. Per the city code, one parking stall is required for every 300 square feet office space or one parking stall per 1,000 square feet of industrial space. The preliminary site plan shows a 56,000 square foot building with 105 parking stalls on Lot 1 and a 64,000 square foot building with 204 parking stalls. Both sites have more parking than is required for industrial uses but less parking than would be required if the entire building were offices. Lot 1 indicates that there will be loading areas on the north side of the building and Lot 2 shows no loading areas. Final parking and loading calculations will be reviewed during the formal Site Plan review.

Septic/Drainfield. The current plan proposes connection to city utility services as such, no septic systems or drainfields are proposed.

Other comments. None.

Recommendation. City Staff is recommending that the Planning Commission approve the Preliminary Plat for the Bunker Lake Industrial Park Addition and direct the Developer to proceed to the preparation of a Final Plat, with the considerations listed in this staff report, contingent upon review and approval of the civil engineering plan by the City Engineer prior to review by the City Council.

Next Steps. A key decision will occur at Preliminary Plat, in which the layout and number of lots will be approved, subject to approving the Site Plan, Final Plat, Right-of-Way Vacation, and final construction plans/building permits. The City will review items including, but not limited to, Site Plan, Building Elevations, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review. This will occur as part of approval of the Final Plat.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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|----------------------------|--|------------------------|-----|
| DATE | JULY 14, 2017 | PROJECT ADDRESS | TBD |
| PROJECT. TITLE | JASPER INDUSTRIAL PARK | | |
| ESCROW # | 115818 | | |
| DEPARTMENT: | Community Development: Planning Division (Landscape Plan & Environmental Resources) | | |
| TECHNICAL REVIEWER: | Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com | | |

We offer the following comments regarding the Landscape Plan prepared by Lampert Architects and dated July 3, 2017 and civil engineering plans prepared by Hakanson Anderson and dated July 5, 2017:

The City’s Natural Resources Inventory (NRI) does not identify any significant natural areas within the project area. However, there is a moderate quality natural area directly adjacent to the Subject Property, within Foster Cemetery. While not within the project area, there is significant grading proposed directly adjacent to this stand of mixed oaks, which could impact their health. Additional information outlining what steps will be implemented to protect those root systems is needed. City Staff is concerned about the impacts to these potentially historic trees as this cemetery has been in existence (and presumably mostly untouched) since the mid-1800s.

While there is some information about existing trees and removals, the submittal appears to be deficient of an actual Tree Inventory and Preservation Plan. An inventory of all significant trees, defined as any oak or evergreen with a Diameter at Breast Height (DBH) of four (4) inches or more and any other deciduous tree with a DBH of eight (8) inches or greater, must be completed and submitted. The inventory must specify the species (scientific and common name), diameter, condition, status (preserved/removed) and reason for removal and shall also include a tally of all significant tree inches on site and a tally of inches to be preserved.

At least thirty percent (30%) of the significant tree inches shall be retained on site or reforestation will be required. Until this information is received, it cannot be determined whether the project complies with the Tree Preservation standards or if reforestation will be required. The Inventory will also clarify what types of trees will be impacted. This may have a bearing on potential activities regarding disease management (e.g. preventing spread of oak wilt to adjacent mixed oak area in cemetery).

Based on the lineal footage of the site (Lot 1) and the building square footage and parking stalls, sixty-three (63) trees and 173 shrubs are required. The proposed Landscape Plan provides 173 shrubs and fifty-two (52) trees. Species and size are generally acceptable; however, note that shrubs shall be at least twenty-four inches (24”) in height or width, depending on plant

characteristics, at the time of planting. Additional trees must be incorporated into the Landscape Plan to meet the minimum planting standards.

Access to the cemetery must be retained. It cannot be across Outlot B as all that area needs to be unencumbered for the future build-out of the Public Works Campus.

The use of seed rather than sod does require City Council approval. Furthermore, landscape will not be considered complete until seed has germinated and is ready to be mowed. Staff does not oppose the proposed use of seed as it is not directly adjacent to a public street.

Required Sheet Revisions

Sheet 3

- Add City's standard detail for topsoil.

Sheet 4

- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- Provide more detail on the 'clearing and grubbing' of trees adjacent to the cemetery. As previously noted, there are concerns with the potential impacts to the adjacent mixed oak woods.

Sheet 5

- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- More information must be supplied regarding the grading activity adjacent to the cemetery so that the potential impacts to the adjacent trees can be further assessed.

Sheet 7

- Provide more detail about each proposed seed mix.
- There is not a symbol in the legend for the cross hatched areas along the east and west boundaries of Lot 1.
- Under General Notes #2, topsoil must meet the City's specification and shall be required over all disturbed areas not improved with impervious surfacing, excluding the proposed ponding basins.

Sheet L1

- Incorporate at least eleven (11) additional trees into Planting Schedule based on the proposed number of parking stalls (one [1] tree per every ten [10] parking stalls is required).
- Revised Planting Schedule to indicate shrub size shall be at least twenty-four (24) inches in height or width, based on plant characteristics.

Tree Inventory and Preservation Plan

- There is no tree inventory or preservation plan. This must be submitted for review as discussed above.